

**WESTON-SUPER- MARE TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE
HELD AT GROVE HOUSE ON
WEDNESDAY 27th JULY 2016**

Meeting Commenced: 7.15 pm

Meeting Concluded: 8.35 pm

PRESENT: Councillors Len Purnell (Chairman), Robert Cleland, Jocelyn Holder (Vice Chairman), Jan Holloway, Mike Lyall, Derek Mead & Frederick Parsons

ALSO IN ATTENDANCE: Tania Middlemiss (Assistant Town Clerk), Julie Smith (Administration Officer) Rachel Lewis NSC Regeneration Officer & Joy Milsom Principle Planning Policy Office NSC, Beth Weston Mercury and 2 members of the public Mr. Mrs Poland

Prior to the commencement of the meeting Mr Mrs Poland addressed the Committee and expressed their concerns on the re-application of a proposal at 10 Parkhurst Road, 16/P/1596/F which the Town Council had previously objected to.

67.	<p>To receive Apologies for Absence and Notifications of Substitutions</p> <p>Apologies were received from Cllrs Steve Kane and Catherine Gibbons</p>
68.	<p>To receive Declarations of Interest</p> <p>.There were no declarations of interest received.</p>
69.	<p>To approve Minutes of the Planning Committee held on 29th June 2016</p> <p>PROPOSED BY: Councillor Frederick Parsons SECONDED BY: Councillor Jos Holder</p> <p>RESOLVED: That the Minutes be confirmed as a true record of the meeting and be signed by the Chairman of the meeting.</p>
70.	<p>Presentation - Rachel Lewis, Regeneration Officer, - North Somerset Council</p> <p>The Committee heard from Rachel Lewis and Joy Milson, from North Somerset Council's regeneration team and noted that a new Supplementary Planning Document (SPD) would be due out for consultation in September 2016.</p> <p>Weston-super-Mare was considered to be a key sub-regional centre with a large and growing population.</p> <p>There were three key themes:</p> <p>Living – focused around the creation of 2,000 town centre homes. Learning – centred around Weston College development and expansion plans together with the expansion of primary school placed at Walliscote and a new school. Lifestyles – the services and facilities that were needed to serve the population and development expansions.</p> <p>The government steer is very much about more houses with a particular emphasis on starter</p>

homes (30-40%) where 20% discounts are being offered to the under 40's as a criteria.

Short term town centre developments include Dolphin Square, due to open in summer 2017; Walliscote Place - the former police station, with a planning application due in late 2016; re-vamped 'Centre' adjacent to the Odeon where external re-furbishments including 'pocket park' planting and bike stands have been installed.

Further developments are planned for the railway station site; Tesco's car park; a town centre 'Creative Hub' for small start-up businesses; the Town Square linking the seafront and town centre; Sovereign Centre with a food court facility; improved waste collections and traffic flow alterations which aim to improve the town centre and make it more attractive and accessible.

Cllrs raised questions about coach parking in the town as the current arrangements were not working. Concern was expressed about provision of doctors surgeries, children's centre and nursery facilities in the town centre to cope with the additional 2,000 homes, noting that Stafford Place surgery was soon closing.

A Councillor expressed that the proposed new developments would have a big impact on junction 21 which was in need of further improvement as was jam packed with the current traffic flow.

The Committee were of the strong view that the all developments needed to achieve a town centre that suited the people that live here i.e. residents as well as visitors.

NSC Officers explained that the SPD document due for consultation identified that Weston-super-Mare town centre was less viable than other areas of town where house prices are £30-40K lower leading to North Somerset Council taking the view that developers could be given a three year break in order to get the area moving in terms of housing development.

Councillors re-enforced their view that aspirations for high quality development was fine, but without a strong and proactive 'employment led' focus the new housing would not be affordable for people to buy. In addition residential parking was a significant issue as WsM had a predominance of Victorian housing with limited parking which also suffered from the impact of overspill from paid parking zones into residential areas. Discussions ensued on the need for re-focussing within strategic plans for more employment sites to be created.

Suggestions were put forward by North Somerset Officers for the Town Council to identify different character zones which would give would be developers a steer on what we would expect to see in certain areas e.g. WsM railway station area and the Victorian streets. There would be formal consultation as well as public events in September 2016.

A Councillor praised the work of North Somerset Council Officers in Development and Environment for their great efforts on the regeneration plans and proposals.

The Chairman thanked North Somerset Officers for attending the meeting and updating the Town Council's Planning Committee on regeneration matters which had been very informative and much appreciated by WsM Town Council.

The Vice-Chairman took over the meeting at 8 pm

71.

Matters for Consideration

a) Street Trading Applications

The Committee noted feedback from the Ward Councillors:

	<p>1. Hazy Days Princess Royal Square (retrospective) – No Objection</p> <p>RESOLVED: To advise North Somerset Council that there was no objection from the Town Council</p> <p>b)Disabled Bay Applications</p> <p>The Committee noted feedback from the Ward Councillors:</p> <p>a) Flat 4, 7 Tower Walk - Objection b) 36 Linden Avenue – Objection</p> <p>RESOLVED: To inform North Somerset Council’s Streets and Open Spaces department of the Town Council’s comments.</p>
<p>72.</p>	<p>Matters for Noting</p> <p>The Chairman re-took the Chair of the meeting at 8.15 pm</p> <p>Enforcement Notices February – July 2016</p> <p>RESOLVED: The Committee noted the enforcement notices.</p>
<p>73.</p>	<p>Planning Applications and Other Planning Matters Submitted to the Town Council for Consideration</p> <p>The Committee considered applications in respect of the weekly lists for 27th June and 4th, 11th, & 18th July 2016.</p> <p>RESOLVED: That the comments contained in Appendix A be forwarded to North Somerset Council.</p>
	<p>There being no further business the Chairman closed the meeting at 8.35 pm</p> <p>Signed.....Dated</p> <p>Councillor Len Purnell Chairman of the Planning Committee</p>